



City of Seattle

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Gregory J. Nickels, Mayor

**Department of Design, Construction and Land Use**

D. M. Sugimura, Director

**CITY OF SEATTLE  
ANALYSIS AND DECISION OF THE DIRECTOR  
OF THE DEPARTMENT OF DESIGN, CONSTRUCTION AND LAND USE**

**Application Number:** 2303588

**Applicant Name:** Kostas Kynimis

**Address of Proposal** 217 26<sup>th</sup> Ave S

**SUMMARY OF PROPOSED ACTION**

Master Use Permit to subdivide one parcel of land into two unit lots. Proposed unit lot sizes are: Unit Lot A) 1,656 square feet and Unit Lot B) 1,773 square feet.

DCLU Project Number 2208847 to demolish the existing single family residence and establish use for 2-single family residences and construct two (2) single family residences, each with attached garages, has been issued at the time of this decision.

The following approval is required:

Short Subdivision - To divide one parcel of land into two unit lot parcels.

(Seattle Municipal Code Chapter 23.24)

**SEPA DETERMINATION:** ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading, or demolition, or another agency with jurisdiction.

## **BACKGROUND DATA**

### **Site Description**

The proposal site is approximately 3,429 square feet and is located in a Multi-Family Residential Lowrise 2 zone (L2) on 26th Avenue S. between S. Washington Street and S. Jackson Street. 26<sup>th</sup> Avenue S. is a two-lane paved street with curbs, gutters and sidewalks on both sides. Adjacent to the south property line is an unimproved platted alley. Site vegetation includes grass and shrubs. There are no mapped or observed City of Seattle designated Environmentally Critical Areas (ECAs) on the site.

### **Area Development**

Zoning and development in the vicinity is mixed between multi-family and commercial but is characterized largely by the Multifamily Lowrise 2 (L2) zone to the north and east of the site, Neighborhood Commercial 2 (NC2-40) to the south, and Neighborhood Commercial 3 (NC3-65) to the west. In combination, these areas are developed with single family, multi-family and commercial structures. This site is also located within a designated urban village.

### **Proposal Description**

The applicant proposes to subdivide one parcel of land into two unit lots. Proposed unit lot sizes are: Unit Lot A) 1,656 square feet and Unit Lot B) 1,773 square feet. DCLU Project Number 2208847, to demolish the existing single family residence and establish use for 2-single family residences and construct two (2) single family residences, each with attached garages, has been issued at the time of this decision. Vehicle access for the units is proposed off of a 10-foot wide access easement along the south property line via 26<sup>th</sup> Avenue S.

### **Public Comments**

The public comment period for the proposed project ended on July 2, 2003 and no comment letters were received.

## **ANALYSIS - SHORT SUBDIVISION**

Pursuant to SMC 23.24.040, no short subdivision shall be approved unless all of the following facts and conditions are found to exist. The findings which follow are based upon information provided by the applicant; review of access, drainage and zoning within the Department of Design, Construction and Land Use (DCLU), review from Seattle Public Utilities, Seattle Fire Department and Seattle City Light, and review by the Land Use Planner.

1. *Conformance to the applicable Land Use Code provisions;*

The existing parent lot subject to this subdivision conforms to all development standards of the L-2 zone. The parent lot configuration provides adequate buildable area to meet applicable density, setbacks, lot coverage requirements and other land use code development standards. The unit lots proposed by this subdivision conform to the standards for unit lot subdivisions (SMC 23.24.045) and other code provisions applicable to unit lot subdivisions. Any new development must conform to land use and code requirements at the time of application.

2. *Adequacy of access for vehicles, utilities and fire protection as provided in Section 23.53.005;*

Each of the proposed unit lots will have adequate access for vehicles, utilities and fire protection via a proposed ingress, egress, and utilities easement that provides 10-feet of frontage along 26th Ave S. The Seattle Fire Department has reviewed and approved this proposal for adequacy of access for emergency vehicles.

Seattle City Light provides electrical service to the subject property and has indicated an easement is required. The easement identified in the Seattle City Light memorandum, dated July 8, 2003, and "Exhibit A to the City of Seattle Short Subdivision Number 2303588" shall be included on the final plat prior to recording.

3. *Adequacy of water supply, sanitary sewage disposal, and drainage;*

Sanitary Sewer: A public combined sewer (PS) in 26<sup>th</sup> Avenue S. is available for sanitary discharge from both proposed parcels. The short plat proposal includes adequate easements for the connection of sidesewers to the PS.

Drainage: A public storm drain (PSD) in 26<sup>th</sup> Avenue S. is available for stormwater discharge from both proposed parcels. Due to the distance to the PSD and to the curb, and considering the intervening PS, discharge to the PS may be the best option. If discharge is to the PS, a shared detention system will be required. The short plat proposal includes adequate easements for discharge to the PSD, curb discharge, and discharge to the PSD via detention

Seattle Public Utilities reviewed the unit lot subdivision application and approved a Water Availability Certificate, No. 03-0676 on June 27, 2003. All conditions on the certificate must be met prior to receiving water service.

4. *Whether the public use and interests are served by permitting the proposed division of land;*

The plat will be conditioned to require an easement or covenant to allow for the proper posting of address signage. The proposed unit lot subdivision meets the minimum provisions of the Seattle Land Use Code. The proposal meets all applicable criteria for approval of a short plat as discussed in this analysis and decision.). The public use and interests are served by permitting the proposed division of land

5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*

There are no mapped or observed City of Seattle Environmentally Critical Areas on the proposal site.

6. *Is designed to maximize the retention of existing trees;*

Not applicable, as the development of the subject site is permitted by approval of the associated building permit. No trees are expected to be removed as a result of this short subdivision.

7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing.*

Section 23.24.045 of the Seattle Municipal Code provides that under certain circumstances some types of parcels may be created that do not individually meet the zoning requirements for lot size, setbacks, density, and structure width and depth. These are called unit lot subdivisions and may be permitted as long as the development as a whole meets development standards. However, as a result of this subdivision, development on the individual lots may be non-conforming. To assure that future owners have constructive notice that additional development may be limited due to nonconformities, the following statement shall be required to be included as a note on the final short subdivision: "The unit lots shown on this site are not separate buildable lots. Additional development on any individual unit lot in this subdivision may be limited as a result of the application of development standards to the parent lot pursuant to applicable provisions of the Seattle Land Use Code, Chapter 23 of the Seattle Municipal Code."

#### **DECISION - SHORT SUBDIVISION**

The proposed Short Subdivision is **CONDITIONALLY GRANTED**.

#### **CONDITIONS - SHORT SUBDIVISION**

##### **Prior to Recording**

The owner(s) and responsible party(s) shall:

1. Provide final recording forms and fees. Have the final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each lot, parcel or tract created by the short subdivision shall be surveyed in the field and all property corners set in conformance with appropriate state statute. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown, as well as all structures and distances from them to the proposed property lines. All existing structures, principal and accessory, shall be shown on the face of the plat and their distances to the proposed property lines dimensioned. A

licensed surveyor shall stamp the short plat drawings.

2. The Seattle City Light easement described in the Seattle City Light memorandum dated July 8, 2003 and "Exhibit A to City of Seattle Short Subdivision No. 2303588" shall be included on the final plat prior to recording.
3. Insert the following on the face of the plat: "The unit lots shown on this site are not separate buildable lots. Additional development on any individual unit lot in this subdivision may be limited as a result of the application of development standards to the parent lot pursuant to applicable provisions of the Seattle Land Use Code, Chapter 23 of the Seattle Municipal Code."
4. Provide an easement or covenant to allow for the posting of address signage for proposed unit Lot B on proposed unit Lot A in an appropriate manner visible from 26<sup>th</sup> Avenue South.

Signature: \_\_\_\_\_ (signature on file) Date: August 4, 2003  
Bryan C. Stevens, Land Use Planner  
Department of Design, Construction and Land Use  
Land Use Services

BCS:bg

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